

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Master Site Plan, MSP 2-1-04, Lakeside Town Shops, Stiles Development Co., 5700 University Drive/Generally located at the northeast corner of University Drive and Stirling Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Master Site Plan, MSP 2-1-04, Lakeside Town Shops, Stiles Development Co., 5700 University Drive (UC, Urban Commercial District)

REPORT IN BRIEF:

The subject site is located at the northeast corner of University Drive and Stirling Road, west of SW 76 Avenue. The site is approximately 44.33 net acres and consists of two (2) parcels, the Wolf Family Plat and Meek Farms Plat. The applicant is proposing a shopping center consisting of an 185,000-square-foot Super Target store, 68,875-square-foot in-line retail stores, and four (4) outparcels totaling 18,500 square feet for a total of 272,375 square feet on the south 35.39 net acres of the Wolf Family Plat. A future bank building of 7,000 square feet and a 7.64 acres retention lake, serving the entire development, are proposed on the north 8.94 net acres of the Meeks Farms Plat.

The proposed site design reflects a conventional auto-oriented shopping center with a large retail anchor store (Super Target) to the north, in-line retail buildings along the east property line, and four (4) outparcels fronting on University Drive and Stirling Road. A large parking lot of approximately 8.83 acres, consisting of 860 parking spaces, is located in the middle of the site. A 7.64-acre drainage lake at the northeast corner will separate the development from the existing nursery to the north and the single-family development, Exotic Acres, to the east. A 50-foot-wide scenic corridor buffer including a 30-foot landscaping buffer and a 10-foot equestrian/recreation trail are provided on the west side of SW 76 Avenue, a designated scenic corridor.

The subject site is made up of various conditions that provide many opportunities and constraints. While staff has worked closely with the applicant towards a site plan encouraging pedestrian connectivity between all buildings on site, the outparcels, as shown on the site plan, still have poor connections to each other and other retail uses within the main shopping center. Eliminating or grouping some outparcels and retail buildings to improve pedestrian movements will provide more opportunities for pedestrian interaction, so patrons can circulate through the center without relying upon their cars. The applicant has stated that the

particular regulations of Target preclude modifying the site to accommodate additional pedestrian interaction.

The proposed one-story Target building features raised parapet walls and a central arched parapet decorated with louver windows. A 52 feet high stone-veneer tower with the Target logo on the left side of the south facade breaks down the long roofline and the asymmetrical elevation. The two (2) entrances on both sides of the south facade are defined by projecting pavilions, composed of four stone-veneer pillars with three Bahama shutters above the entrances. Three trellises with stone-veneer columns along the facade add interest to the large blank walls. The building uses stucco finish with earth tone colors (Home Sweet Home as building upper color, Butternut Squash as building bottom color), accented by Barbados Sand-colored bands and trims, and Mayflower Red-colored Louvers and Bahama Shutters. The other three facades are dominated by large blank walls with limited architectural details.

The proposed shopping center is accessible by one 100-foot wide opening on Stirling Road and two 50-foot wide openings on University Drive. The interior traffic circulation is by 25-foot-wide main driveways, surrounding the central parking lot, to the Super Target store and other retail stores and outparcels. The site plan indicates that 1,255 head-to-head parking spaces including 25 handicap spaces are provided while 1,128 parking spaces are required. A variance has been filed to allow head-to-head parking spaces without a 10-foot required landscape median for the entire shopping center.

The site plan indicates that 35% open space is required and provided. The open space consists of 15% lake and 20% net dry landscaped areas. The landscaping buffer within the scenic corridor of SW 76 Avenue consists of Live Oaks as street trees and canopy trees, Hong Kong Orchids and Sabal Palms as accent trees, and continuous hedges of Wax Jasmine and Sloppy Painter Croton. Twenty-foot wide landscaping buffers including Live Oaks, accented by Pink Tabebuia, Silver Button Wood, and Red Tip Cocoplum hedges are provided along Stirling Road. The Land Development Code requires 30-foot wide landscaping buffers along University Drive. The applicant has filed a variance to reduce the landscaping buffers to a range from 5'4" to 10' in width. The developer is proposing to place some of the required landscape materials within the right-of-way of University Drive. The applicant is in the process of obtaining FDOT approval for placement of landscaping materials into the University Drive right-of-way. The developer will also be required to enter into a tri-party agreement for the maintenance of the landscaping encroaching into the right-of-way.

The proposed shopping center is compatible with the office complex to the north and existing retail plazas across University Drive. Most commercial buildings in the area are one story in height. In addition, no particular architectural style has been established in the area. The proposed Super Target and retail buildings present an architectural style of stone and other natural materials consistent with the image of the Town as a community that values natural elements. The structures are compatible with the surrounding commercial structures in terms of mass, scale, and architectural style.

Concerning compatibility with the adjacent single-family home (Exotic Acres) to the east, the proposed 250-foot-wide lake with the 30 to 50-foot-wide landscape buffers and an eight-foot-high wall along the east boundary line will provide sufficient buffers to the existing homes to the east. An existing canal with a 20-foot landscape buffer along the south boundary line and Stirling Road of more than 110 feet provide buffers to the single-family homes (Silverado) to the south.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 22, 2004 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following comments: 1) that a vertical architectural element be added to the northwest corner of the Target building at the front loading area, to be left to the architects discretion as long as it follows the same theme as the Target building itself and should be some kind of a “raised on” or something which signifies importance in that corner to draw the eye’s attention away from the loading dock; 2) that the landscape architect look at the placement of the Medjool Palms to fill each of the entrances; 3) that staff’s recommendation number four be removed; and 4) that staff’s recommendation number two be satisfied by adding the architectural element to the northwest corner of the building as mentioned earlier and with the planting of 18-foot Satinleaf or equivalent trees on the north side of the north elevation; however, in the middle of the face of the west elevation, create a new element to break down the facade using cornice, stone and trellis. (Motion carried 4-0 with Mr. Breslau abstaining.)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, Site Plan Committee recommendations and the following conditions shall be met prior to the final site plan approval:

1. The site plan approval is subject to approval by the Town Council of the following variances:
 - a. **FROM:** Section 12-107(D)5(a) of the Town of Davie Land Development Code which requires a 30’ wide landscaping buffer along University Drive for industrial and commercial districts, **TO:** reduce the landscaping buffer along University Drive to a range from 5’4” to 10’ in width;
 - b. **FROM:** Section 12-108(C)4 of the Land Development Code which requires landscape medians between double parking bays to be a minimum of 10’ wide, not including curbing, **TO:** reduce the medians between double parking bays to 0’ in order to allow head-to-head parking spaces.
 - c. **FROM:** Section 12-33 (Q) (11) of the Town of Davie Land Development Code requires when an outparcel is created within any of the business or industrial districts, said outparcel shall not be created so as to diminish the street frontage of the overall development by more than 20 percent. **TO:** allow the proposed

outparcels to have 44 percent street frontage of the overall development of Lakeside Town Shops.

2. Incorporate architectural treatments on the north, east, and west elevations for Super Target store to eliminate the large blank walls.
3. Along SW 76 Avenue within the site, lower light poles should be used to reduce the visual glare to the adjacent residential neighborhood.
4. The location of the loading space for Retail H interferes with drive-thru traffic. Consider relocating the loading space.
5. Provide dimensioned floor plan for Super Target and roof plans for all of the buildings. All roof-mounted and outdoor equipment shall be appropriately screened from public view from the parking lots and streets.
6. A Master Signage Plan shall be submitted for staff review and approval prior to the final site plan approval.
7. Substitute Orchid tree to other species requiring less maintenance. Use the species recommended by the Rural Lifestyle Regulations for the landscaping buffer within the scenic corridor along SW 76 Avenue.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Mary L. Wolf
Address: PO Box 215
City: Newville, AL 36353-0215

Petitioner:

Name: Stiles Development Co.
Address: 300 SE 2 Street
City: Fort Lauderdale, FL 33301
Phone: (954) 627-9173

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: At the June 22, 2004 Site Plan Committee meeting, the Committee made a motion to approve the master site plan application with conditions.

Application Request: Master site plan approval for 272,375 square feet of retail use consisting of an 185,000-square-foot Super Target store, an additional 68,875-square-foot in-line retail uses, and a total of four (4) outparcels of 18,500 square feet on 44.33 net acres.

Address/Location: 5700 University Drive/Generally located at the northeast corner of University Drive and Stirling Road

Future Land Use Plan Map Designations: Commercial

Zoning: UC, Urban Commercial District and CC, Commerce Center District

Existing Use: Vacant

Proposed Use: 272,375 square feet of retail use consisting of an 185,000-square-foot Target Superstore, an additional 68,875-square-foot retail uses, and 18,500-square-foot outparcels.

Parcel Size: 50.45 gross acres
44.33 net acres
(Wolf Family Plat – 35.39 net acres, Meek Farms Plat – 8.94 net acres)

Surrounding Uses:

North: Nursery
South: Vacant Commercial Land/CBWCD/
Silverado Homes
East: Exotic Acres/Landscape Nursery
With Single Family Homes
West: University Creek Shops/Gas Station

Surrounding Land

Use Plan Map Designations:

Commerce/Office
Commercial
Residential (5 DU/AC)
Residential (1 DU/AC),
Residential (10 DU/AC)
Commercial

Surrounding Zoning:

North: CC, Commerce Center District
South: B-3, Planned Business Center District /RM-5, Low Medium Density Dwelling
District/CF, Community Facilities District
East: A-1, Agricultural District/R-1, Estate Dwelling District
West: B-2, Community Business District

Zoning History

Related Zoning History: At the June 16, 2004 Town Council meeting, Town Council approved the rezoning request for the Wolf Family Plat, from CC, Commerce Center District to UC, Urban Commercial District subject to the recordation of a Declaration of Restrictive Covenant to restrict the subject property from the following uses: catering establishments, dance hall/club, game room/arcade, golf course, hotel/motel, mobile home sales, mortuary, motor fuel pumps, motorcycle shop, pawnshop, private clubs, massage parlor, adult bookstore, pinball or electronic game room, an establishment that permits nude or partially nude entertainment, or so called "head shop".

Related Plat History:

Wolf Family Plat:

On May 19, 2004, Town Council approved the delegation request (DG 12-2-03) to amend the restrictive note on the "Wolf Family Plat" **From** "This plat is restricted to 90,000 square feet of commercial use, 387,000 square feet of office use, 100,000 square feet of warehouse/storage use and a 185 room hotel. Commercial uses shall be restricted to restaurants, retail establishments, and personal service and shall not consume more than 20 percent of the gross floor area on this plat. Commercial/retail uses are not permitted within the warehouse/storage and/or office use without the approval of the Board of County Commissioners who shall review and address these uses for increase impacts." **To** "This plat is restricted to 275,000 square feet of commercial use."

The plat, Wolf Family Plat (Plat Book 171, Page 85), was approved by Town Council on March 16, 1999 by Resolution R 99-91. The approved plat allows for 90,000 square feet of commercial use, 387,000 square feet of office use, 100,000 square feet of warehouse/storage use and a 185 room hotel. This plat was approved by the Broward County Board of County Commissioners on November 7, 2000.

Meeks Farms Plat:

On May 19, 2004, Town Council approved the developers agreement (DA 3-1-04) for the findings of adequacy for Meeks Farms Plat, and amending the restrictive note on the plat **From** "This plat is restricted to 125,000 square feet of office use. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increases impact." **To** "This plat is restricted to 7,000 square feet of bank use."

The plat, Meeks Farms Plat, was approved by the Broward County Commission on January 17, 1995 for 27,810 square feet of office use under the *de minimis* exception to traffic concurrency, with a requirement that a building permit be issued by January 17, 1998. On March 18, 1997, the County Commission approved a delegation request amending the note on the plat to permit 125,000 square feet of office use, with the requirement that a building permit be issued by March 18, 2002. No building permit has been issued and the County's finding of adequacy expired on March 18, 2002.

Previous Requests on same property:

On July 7, 2004, the Town Council approved Ordinance 2004-21 to adopt Land Use Amendment LA 3-10 to change the land use of the subject site from Commerce/Office to Commercial.

On June 16, 2004, Town Council approved the delegation request (DG 3-1-04) to amend the non-vehicular access line (NVAL) along Stirling Road to allow a 100-foot opening rather than the 50-foot opening recorded on the Wolf Family Plat.

Wal-Mart Stores East, Inc. initiated Land Use Plan Amendment, LA 00-1A, to change the land use of the subject site from Commerce/Office to Commercial. The application was denied by Town Council on May 3, 2000 by a vote of 5-0.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is located at the northeast corner of University Drive and Stirling Road, west of SW 76 Avenue. The site is approximately 44.33 net acres and consists of two (2) parcels, the Wolf Family Plat and Meek Farms Plat. The applicant is proposing 272,375 square feet of retail use consisting of an 185,000-square-foot Super Target store, an additional 68,875-square-foot in line retail uses, and 18,500-square-foot outparcels on the south 35.39 net acres of the Wolf Family Plat. A future bank building of 7,000 square feet and a retention pond, serving the entire development, are proposed on the north 8.94 net acres of the Meeks Farms Plat.

The proposed site design reflects a conventional auto-oriented shopping center with a large retail anchor store (Super Target) to the north, in-line retail buildings along the east property line, and a total of four (4) outparcels fronting on University Drive and Stirling Road. A large parking lot of approximately 8.83 acres, consisting of 860 parking spaces, is located in the middle of the site. A 7.64 acres drainage lake at the northeast corner will separate the development from the nursery to the north and the single-family development, Exotic Acres, to the east. The subject site is adjacent to SW 76 Avenue, a designated scenic corridor. A 50-foot-wide scenic corridor buffer including a 30-foot landscape buffer and a 10-foot equestrian/recreation trail are provided on the west side of SW 76 Avenue to further screen the development from the single-family homes to the east.

Staff has met with the applicant over the course of the project submittal to work towards a site plan encouraging pedestrian interaction between all buildings on site. For example, the outparcels have poor connections to each other and the retail uses within the main shopping center. Eliminating or grouping some outparcels and retail buildings to improve pedestrian movements will provide more opportunities for pedestrian interaction, so patrons can circulate through the center without relying upon their cars. The applicant has stated that the particular regulations of Target preclude modifying the site to accommodate additional pedestrian interaction.

2. *Trails:* A 10-foot equestrian/recreation trail is provided on the west side of SW 76 Avenue within the 50-foot scenic corridor. It is connected to the existing Wolf Equestrian trail to the north along SW 76 Avenue. Ten-foot (10') and six-foot (6') recreation trails are provided to tie into the existing sidewalks on University Drive and Stirling Road. Five-foot-wide pedestrian walkways are provided within the site and connect to the recreation trails on University Drive and Stirling Road.
3. *Architecture:* The proposed one-story retail building distinguishes itself by raised parapet walls and a central parapet decorated by louver windows. A 52 feet high stone-veneer tower with the Target logo on the left side of the south facade breaks down the long roofline and the asymmetric elevation. The main entrances on both sides of the south facade are defined by the projecting pavilions, composed of four (4) stone-veneer pillars with three (3) Bahama shutters above the entrances. Three (3) trellises with stone-veneer columns along the facade add interest to the large blank walls. The building has stucco finishes with earth tone colors (Home Sweet Home as building upper color, Butternut Squash as building bottom color), accented by Barbados Sand-colored bands and trims, and Mayflower Red-colored Louvers and Bahama Shutters. Stone Veneers on the towers, columns, and walls, contrasting with the smooth stucco finish, provide a rich and unique touch to the facade.

The other three (3) facades are dominated by large blank walls with limited architectural details. A trellis and some stone-veneer walls have been added to the west elevation facing University Drive. However, the long roofline with large blank walls still dominates the view from University Drive. In addition, the more than 500 linear

feet of the rear facade without any architectural treatment is visible from University Drive.

The design of the proposed in-line retail buildings keeps the architectural integrity of the overall center by using the same main architectural elements for the Super Target, such as raised parapet walls with louvers, and the same color schemes and stone-veneer columns and entrance features. They are differentiated from the large anchor store by different architectural details and smaller mass and scale. The corner towers with standing seam metal roof provide focal points breaking up the long elevation of the retail building adjacent to SW 76 Avenue. The raised parapets with decorative louvers, projecting pavilions with stone veneer columns add rhythm and personality to the facade, consistent with the Super Target. Black color canopies are provided above each tenant entrance for weather protection and to add detail to the building.

4. *Access and Parking:* The proposed shopping center is accessible by one 100-foot wide opening on Stirling Road and two 50-foot wide openings on University Drive. The interior traffic circulation is by 25-foot-wide main driveways, surrounding the central parking lot, to the Super Target store or other retail stores and outparcels. The site plan indicates that 1,255 head-to-head parking spaces are provided while 1,128 parking spaces are required. A variance has been filed to allow head-to-head parking spaces for the entire shopping center. To mitigate the impact of the variance, the applicant proposes several 15-foot wide landscaping medians, containing five (5)-foot wide pedestrian walkways, to improve the pedestrian circulations within the site. Twenty-five (25) handicap spaces are provided.
5. *Lighting:* The lighting design meets the Land Development Code that requires the maximum footcandles of .5 at property lines. The proposed light pole is 30 feet in height. Since the site is adjacent to SW 76 Avenue, a designated scenic corridor, and Exotic Acres, staff recommends that along SW 76 Avenue within the site, lower light poles be used to reduce the visual glare to the adjacent residential neighborhoods.
6. *Landscaping:* The site plan indicates that 35% open space is required and provided. The open space consists of 15% lake and 20% net dry landscaped areas. A 50-foot wide scenic corridor buffer, including a 10-foot wide equestrian/recreation trail, a landscape buffer ranging from 30 feet to 50 feet, is provided along the west side of SW 76 Avenue to screen the proposed development from the existing single-family homes to the east of the street. This landscape buffer consists of Live Oaks as street trees and canopy trees, Hong Kong Orchids and Sabal Palms as accent trees, and continuous hedges of Wax Jasmine and Sloppy Painter Croton.

Twenty-foot wide landscaping buffers including Live Oaks, accented by Pink Tabebuia, Silver Button Wood, and Red Tip Cocoplum hedges are provided along Stirling Road. The Land Development Code requires 30-foot wide landscape buffers along University Drive. The applicant has filed a variance to reduce the landscape buffers to a range from 5'4" to 10' in width. Different layers of landscaping material including Live Oaks, Hong Kong Orchids, and Sabal Palms, with continuous hedges and groundcovers are provided on both sides of the 10-foot wide recreation trail. Some of the proposed landscaping is within the right-of-way of University Drive, a state road. The developer will be required to obtain FDOT approval and enter into a tri-party agreement for the maintenance of the landscaping encroaching into the right-of-way.

Royal Palms and Yellow Cassias are proposed as theme trees at the entrances to the shopping center on Stirling Road and University Drive. The same theme trees are carried out along the main driveways along the Super Target Store and retail buildings. Canopy trees and accent trees, including Live Oak, Gumbo Limbo, Hong Kong Orchid, Pink Tabebuia, Beauty Leaf, Geiger Tree, Rusty Fig, Crepe Myrtle, and palms are provided within the site as shade trees and accent trees.

7. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. On site drainage is served by the proposed 7.64 acres lake on the northeast portion of the site and an existing canal adjacent to Stirling Road.
8. *Compatibility:* The subject site is located at a commercial node, the intersection of University Drive and Stirling Road. The proposed shopping center is compatible with the office complex to the north and existing retail plazas across University Drive. Most commercial buildings in the area are one story in height. In addition, no particular architectural style has been established in the area. The proposed Super Target and retail buildings present an architectural style of stone and other natural materials consistent with the image of the Town as a community that values natural elements. The structures are compatible with the surrounding commercial structures in terms of mass, scale, and architectural style.

Concerning compatibility with the adjacent single-family home (Exotic Acres) to the east, the proposed 250-foot-wide lake with the 30 to 50-foot-wide landscape buffers and an eight-foot-high wall along the east boundary line will provide sufficient buffers to the existing homes to the east. An existing canal with a 20-foot landscape buffer along the south boundary line and Stirling Road of more than 110 feet provide buffers to the single-family homes (Silverado) to the south.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code Section 12-54, Nonresidential Performance Standards for UC, Urban Commercial District, requires the minimum of 35% open space and Maximum of 21% FAR.

Land Development Code Section 12-33 (Q) (11) requires when an outparcel is created within any of the business or industrial districts, said outparcel shall not be created so as to diminish the street frontage of the overall development by more than 20 percent. There shall not be created two or more contiguous out parcels within a single overall development.

The Declaration of Restrictive Covenant restricts the building height for the shopping center not to exceed 35 feet, except to the non-occupied decorative architectural features.

Land Development Code Section 12-392, Parking and traffic circulation, requires one (1) space for every 225 square feet for shopping centers of 50,000 square feet to 400,000 square feet.

Article VI of Land Development Codes provides for minimum requirements for landscaping design.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8-acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and

interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Agency Comments

Engineering:

1. Obtain appropriate approval from FDOT to modify the intersection of Stirling Road and SW 76 Avenue for a left turn onto SW 76 Avenue northbound from Stirling Road.
2. Ensure that all pylon signs are clear of the traffic sight triangles at the driveways entrances. Sight triangles shall meet the requirements of the Town of Davie Land Development Code Section 12-205 (6) (b) and FDOT standard.

Planning and Zoning:

1. Due to the size and scope of the development, staff recommends reconfiguring the site to create an urban center by eliminating some outparcels and grouping retail buildings.
2. To justify the variance to reduce the landscaping medians and allow head-to-head parking spaces, staff recommends providing substantial landscaping areas with sidewalks and other pedestrian friendly elements, leading from the sidewalks on University Drive and Stirling Road to the Super Target store. Theme trees and landscaping elements should be provided to create the major boulevards leading towards Super Target store within the site.
3. Provide dimensions for the outparcels. Section 12-33 (Q) (11) of the Land Development Code requires when an outparcel is created within any of the business or industrial districts, said outparcel shall not be created so as to diminish the street frontage of the overall development by more than 20 percent. There shall not be created two or more contiguous out parcels within a single overall development. The proposed outparcels seem to exceed the maximum allowable length by scale. Please revise the plan or a variance is required.
4. The location of the loading space for Retail H interferes with drive-thru traffic. Consider relocating the loading space.
5. The minimum required landscaping buffer adjacent to University Drive for the parking lot to the west property line is 30 feet. The site plan indicates 5'4" provided. Revise the plan or a variance is required.
6. Staff recommends using the Rural Lifestyle lighting fixtures within the site.

7. Signage is not included in this site plan application. A master sign plan shall be submitted for staff review and approval prior to the final site plan approval.

Landscaping:

1. If any trees are to be removed, such as Live Oaks, Royal Palms, Cabbage Palms, or other native species, please consider to use them within the site or sell to contractors.
 2. Substitute Thyrsalis to other species requiring less maintenance.
 3. Substitute Orchid tree to other species requiring less maintenance. Use the species recommended by the Rural Lifestyle Regulations for the landscaping buffer within the scenic corridor along SW 76 Avenue.
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Staff Analysis

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances exception to the pending variances. The proposed building is compatible with the surrounding structures in the area.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, Site Plan Committee recommendations and the following conditions shall be met prior to the final site plan approval:

1. The site plan approval is subject to approval by the Town Council of the following variances:
 - a. **FROM:** Section 12-107(D)5(a) of the Town of Davie Land Development Code which requires a 30' wide landscaping buffer along University Drive for industrial and commercial districts, **TO:** reduce the landscaping buffer along University Drive to ranging from 5'4" to 10' wide;
 - b. **FROM:** Section 12-108(C)4 of the Land Development Code which requires landscaping medians between double parking bays to be a minimum of 10' wide, not including curbing, **TO:** reduce the medians between double parking bays to 0' in order to allow head-to-head parking spaces.
 - c. **FROM:** Section 12-33 (Q) (11) of the Town of Davie Land Development Code requires when an outparcel is created within any of the business or industrial districts, said outparcel shall not be created so as to diminish the street frontage of the overall development by more than 20 percent. **TO:** allow the proposed outparcels to have 44 percent street frontage of the overall development of Lakeside Town Shops.

2. Incorporate architectural treatments on the north, east, and west elevations for Super Target store to eliminate the large blank walls.
3. Along SW 76 Avenue within the site, lower light poles should be used to reduce the visual glare to the adjacent residential neighborhood.
4. The location of the loading space for Retail H interferes with drive-thru traffic. Consider relocating the loading space.
5. Provide dimensioned floor plan for Super Target and roof plans for all of the buildings. All roof-mounted and outdoor equipment shall be appropriately screened from public view from the parking lots and streets.
6. A Master Signage Plan shall be submitted for staff review and approval prior to the final site plan approval.
7. Substitute Orchid tree to other species requiring less maintenance. Use the species recommended by the Rural Lifestyle Regulations for the landscaping buffer within the scenic corridor along SW 76 Avenue.

Site Plan Committee Recommendation

At the June 22, 2004 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following: 1) that a vertical architectural element be added to the northwest corner of the Target building at the front loading area, to be left to the architects discretion as long as it follows the same theme as the Target building itself and should be some kind of a “raised on” or something which signifies importance in that corner to draw the eye’s attention away from the loading dock; 2) that the landscape architect look at the placement of the Medjool Palms to fill each of the entrances; 3) that staff’s recommendation number four be removed; and 4) that staff’s recommendation number two be satisfied by adding the architectural element to the northwest corner of the building as mentioned earlier and with the planting of 18-foot Satin Leaf or equivalent trees on the north side of the north elevation; however, in the middle of the face of the west elevation, create a new element to break down the facade using cornice, stone and trellis (Motion carried 4-0 with Mr. Breslau abstaining).

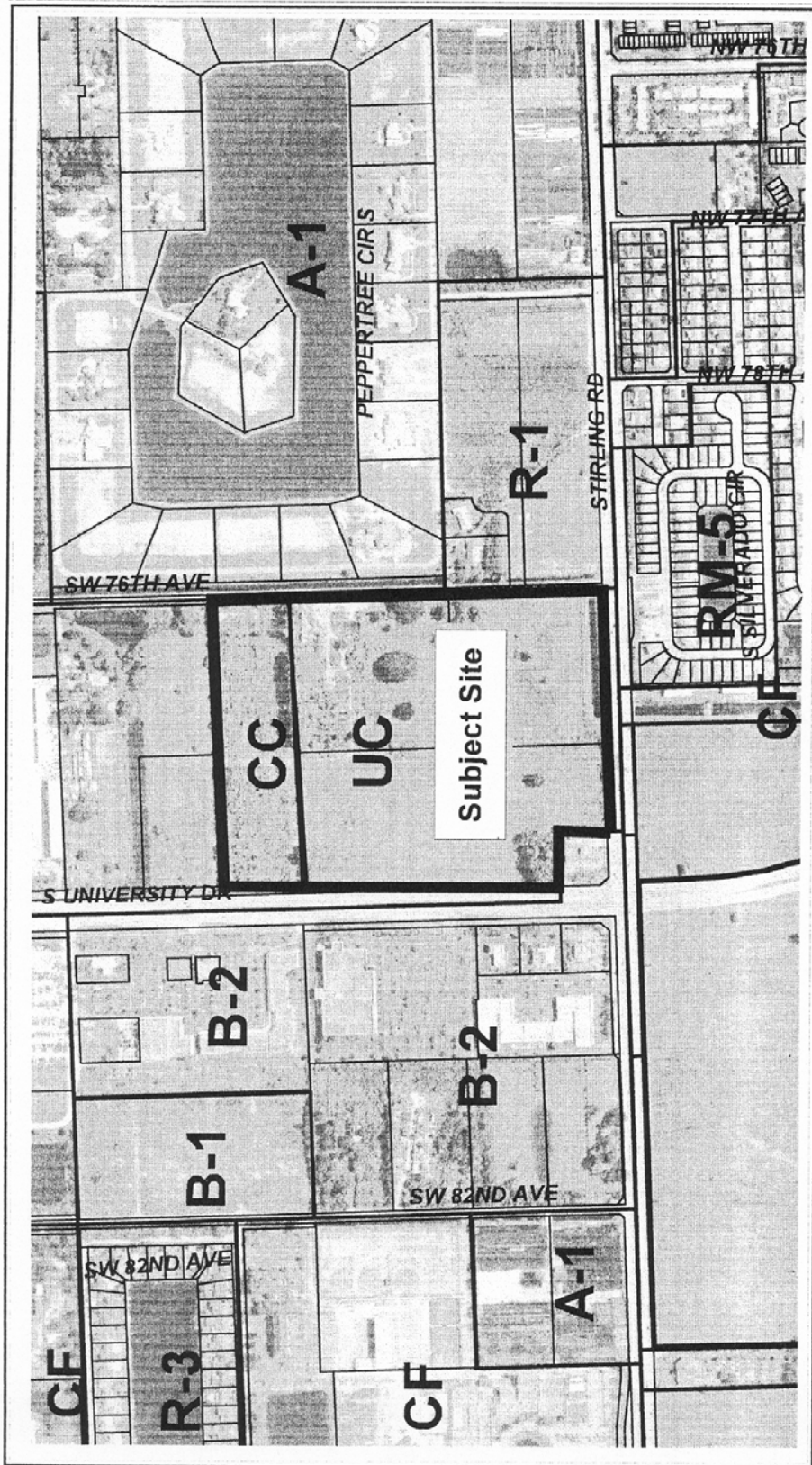
Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00



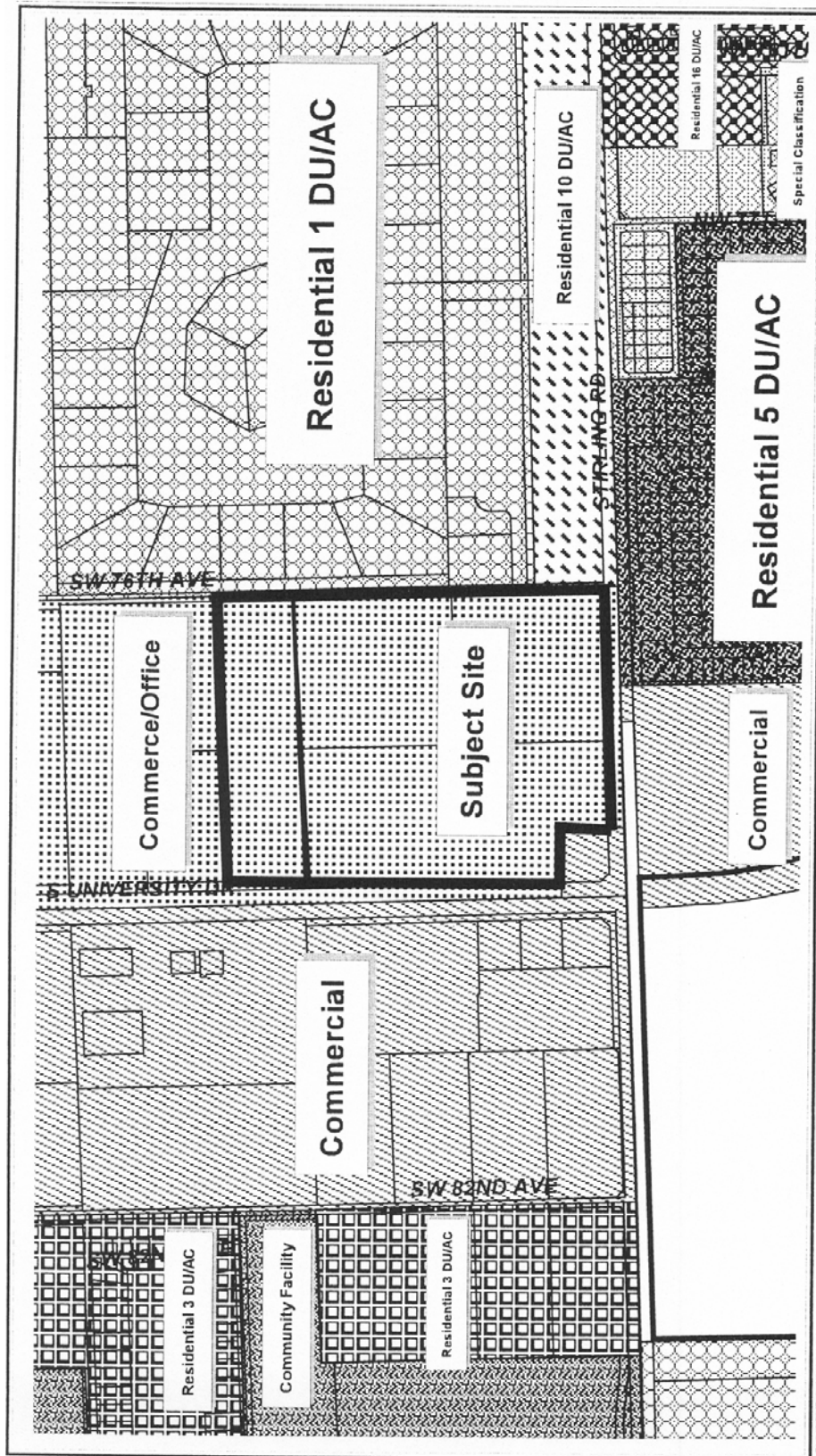
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Planning & Zoning Division - GIS



SITE PLAN **MSP 2-1-04** **Zoning and Aerial Map**

Prepared By: AYE
Date Prepared: 3/10/04

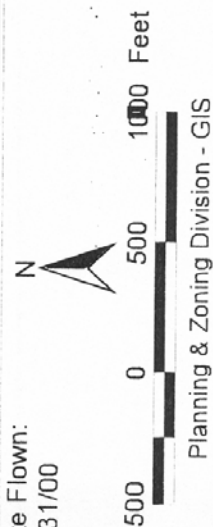


SITE PLAN **MSP 2-1-04** **Future Land Use Map**

Prepared By: AYF
 Date Prepared: 3/10/04



Date Flown:
 12/31/00



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